

CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
November 16, 2017
MINUTES

PRESENT

Alderman Walter Burnett
Martin Cabrera*
Laura Flores*
Gary Gardner
Fran Grossman*
Mike Kelly
Sarah Lyons*
David Reifman
Rebekah Scheinfeld
Patti Scudiero*
Linda Searl*
Smita Shah
Alderman Thomas Tunney
Reverend Albert Tyson

ABSENT

Les Bond, Jr.
Alderman Edward Burke
Mayor Rahm Emanuel
Alderman Joseph Moore
Alderman Proco Joe Moreno
Terry Peterson
Alderman Daniel Solis

- A. The Chairman called the November 16, 2017, Regular Hearing of the Chicago Plan Commission, to order at 10:01 AM and then undertook a roll call to establish the presence of a quorum; the hearing commenced with six members present(*). A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record.
- B. A motion by Patti Scudiero, seconded by Laura Flores, to approve the Minutes of the October 19, 2017, Regular Hearing of the Chicago Plan Commission, was approved by a 6-0 vote.
- C. A motion by Linda Searl, seconded by Sarah Lyons, to approve the 2018 Chicago Plan Commission meeting calendar, was approved by a 6-0 vote.
- D. A motion by Laura Flores, seconded by Linda Searl, to approve the following matters, pursuant to the Inter-Agency Planning Referral Act, was approved by a 6-0 vote.

Negotiated Sale

1. A resolution recommending a proposed ordinance authorizing the negotiated sale of city-owned land, generally located at 1627 West 74th Street, to Rasoul Esfahani. (17-073-21; 17th Ward)

2. A resolution recommending a proposed ordinance authorizing the negotiated sale of city-owned land, generally located at 5743 South Ashland Avenue, to Global Signal Acquisitions IV, LLC. (17-074-21; 16th Ward)
3. A resolution recommending a proposed ordinance authorizing the negotiated sale of city-owned land, generally located at 5252-60 South Halsted Street, to Liberty Temple Church of God in Christ. (17-075-21; 20th Ward)
4. A resolution recommending a proposed ordinance authorizing the negotiated sale of city-owned land, generally located at 2437 West 14th Street, to 1414 South Western, LLC. (17-076-21; 28th Ward)
5. A resolution recommending a proposed ordinance authorizing the negotiated sale of city-owned land, generally located at 6011 South State Street, to Benedict Okocha. (17-077-21; 20th Ward)

Disposition

1. A resolution recommending a proposed ordinance authorizing the disposition of city-owned land, generally located at 3100-3120 South Halsted Street, to Glazier Bridgeport, LLC. (17-078-21; 11th Ward)

Acceptance of Donated Land

1. A resolution recommending a proposed ordinance authorizing the acceptance of donated land, generally located at West 128th and South Stewart Avenue, from ArcelorMittal Tow Path Valley Business Park Development Company. (17-080-21; 9th Ward)

Transfer of Donated Land

1. A resolution recommending a proposed ordinance authorizing the transfer of donated Mittal Woods Land, generally located at West 128th and South Stewart Avenue, to the Chicago Park District. (17-081-21; 9th Ward)

D. Matters submitted in accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:

1. A motion by Linda Searl, seconded by Laura Flores, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Grus Corporation, for the property generally located at 3745 South Lake Park Avenue and within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District, was approved by a 10-0 vote. The site is zoned RM5 (Residential Multi-Unit) and will remain as such prior to the applicant constructing a 45' tall building containing four dwelling units and four accessory, vehicular, parking spaces. (716; 4th Ward)
2. A motion by Sarah Lyons, seconded by Linda Searl, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Grus

Corporation, for the property generally located at 3759 South Lake Park Avenue and within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District, was approved by a 10-0 vote. The site is zoned RM5 (Residential Multi-Unit) and will remain as such prior to the applicant constructing a 47' tall building containing eight dwelling units and eight accessory, vehicular, parking spaces. (717; 4th Ward)

3. A motion by Gary Gardner, seconded by Laura Flores, to approve a proposed planned development, submitted by RFM Properties I, LP, for the property generally located at 3500-56 West 51st Street and 5000-58 South St. Louis Avenue, was approved by a 12-0 vote. The site is currently zoned M1-2 (Limited Manufacturing/Business Park) and M2-2 (Light Industry). The applicant is proposing to rezone the site to M2-2 prior to constructing a 43' tall, 110,000 square foot, food processing and warehouse facility and a 29' tall, 5,300 square foot, maintenance facility; each building will also contain accessory office space and a total of 192 accessory, vehicular parking spaces will also be provided. (19414; 14th Ward)
4. A motion by Laura Flores, seconded by Linda Searl, to approve a proposed Lake Michigan and Chicago Lakefront Protection application, submitted by 441-447 Developers, LLC, for the property generally located at 443-47 West Arlington Place and within in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District, was approved by a 13-0 vote. The site is zoned RM5 (Residential Multi-Unit) and will remain as such prior to the applicant constructing a four-story building containing eight dwelling units and 12 accessory, vehicular, parking spaces. (718; 43rd Ward)

A motion by Alderman Thomas Tunney, seconded by Reverend Albert Tyson, to adjourn the November 16, 2017, Regular Hearing of the Chicago Plan Commission at 10:50 AM, was approved by a 13-0 vote.